

## OATHILL COTTAGE SITS AT THE EDGE OF DARTMOOR NATIONALS PARK, WITH COMMANDING VIEWS OUT OVER THE TEIGN VALLEY.



**Oathill Cottage**

**Coombe Cross**

**Christow**

**Exeter**

**Devon**

**EX6 7NP**

**£575,000**

**Ref: DRE00874**

\* STUNNING TEIGN VALLEY LOCATION \* FORMER QUARRY MASTER'S COTTAGE WITH AN ABUNDANCE OF CHARACTER \* COSY YET SPACIOUS OPEN PLAN KITCHEN DINING ROOM \* LARGE SITTING ROOM WITH ADJOINING CONSERVATORY \* 4 DOUBLE BEDROOMS (MASTER EN SUITE) \* DETACHED TWO STOREY HOME OFFICE \* CAR PORT AND AMPLE PARKING \* BEAUTIFUL GARDEN OVER AN ACRE \* CAPTIVATING OUTLOOK AND VIEWS \*



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Oathill Cottage sits at the edge of Dartmoor Nationals Park, with commanding views out over the Teign Valley. This four bedroom 19th century property still contains many of the original features of the quarry masters home that it started out as. The house has a cosy feel, with a large kitchen come dining room, backed up by a larder that utilises the exposed rock the house is built into. Also on the ground floor is a generous sitting room, leading to a light filled conservatory that looks out over the gardens and down onto the paddock containing many specimen trees, providing a constant change of colours throughout the seasons. On the first floor is the master bedroom and en-suite bathroom, that also takes advantage of the views down onto the valley, and a second large bedroom, with easy access to the main bathroom. The top floor has two smaller rooms and plenty of attic space for storage. Although it could be properly known as Oathill House, considering the number of rooms, it retains a cottage feel throughout, and is further enhanced by the carefully planted gardens developed over the last 17 years by its current owners.

#### Entrance Hall

**Sitting Room** 19' 4" x 11' 5" (5.89m x 3.48m)

**Kitchen/Diner** 19' 5" x 14' 2" (5.91m x 4.31m)

**Utility room** 10' 0" x 8' 5" (3.05m x 2.56m)

**Rear porch** 10' 5" x 8' 0" (3.17m x 2.44m)

**Conservatory** 18' 1" x 11' 2" (5.51m x 3.40m) *Max dimension*

#### Stairs and landing

**Bedroom One** 19' 9" x 10' 1" (6.02m x 3.07m)

**En-suite** 10' 11" x 5' 3" (3.32m x 1.60m)

**Bedroom Two** 11' 10" x 9' 10" (3.60m x 2.99m)

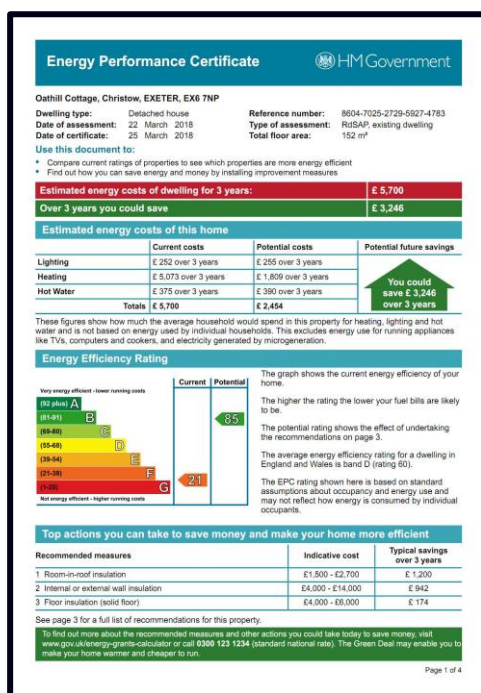
**Family Bathroom** 7' 11" x 7' 6" (2.41m x 2.28m)

**Stairs to upper landing / study area** 8' 7" x 9' 3" (2.61m x 2.82m)

**Bedroom Three** 8' 7" x 7' 10" (2.61m x 2.39m)

**Bedroom Four** 8' 7" x 8' 4" (2.61m x 2.54m)

**Outhouse** 15' 0" x 8' 0" (4.57m x 2.44m) approx



**Viewing** Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

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